



JOSEPH A. CURTATONE
MAYOR

Somerville CPA



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY17 FUNDING CYCLE
APPLICATION COVER PAGE**

1. PROJECT INFORMATION

PROJECT NAME: _____

PROJECT LOCATION: _____

LEGAL PROPERTY OWNER OF RECORD: _____

ONE SENTENCE DESCRIPTION OF PROJECT: _____

Please indicate (X) all categories that apply to this project (minimum of one) in the chart.

	Open Space	Recreational Land	Historic Resources	Community Housing (blended projects only)
Acquisition				
Creation				
Preservation				
Support				
Rehabilitation/Restoration				

ESTIMATED START DATE: _____

ESTIMATED COMPLETION DATE: _____

CPA FUNDING REQUEST: _____

TOTAL BUDGET FOR PROJECT: _____

2. APPLICANT INFORMATION

APPLICATION NAME / ORGANIZATION: _____

CO-APPLICATION NAME / ORGANIZATION: _____

CONTACT PERSON: _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

3. SIGNATURES

I (we) certify that all information provided in this entire submission is true and correct to the best of my (our) knowledge and that no information which might reasonably affect funding has been excluded. I (we) authorize the Community Preservation Committee and/or the City of Somerville to obtain verification from any source provided.

Name (printed) _____ Signature _____ Date _____

Name (printed) _____ Signature _____ Date _____



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE FY17 FUNDING CYCLE SUBMISSION REQUIREMENTS CHECKLIST



Please check (✓) each item included in your submission, which should include the applicable items in the order listed below.

GENERAL:

- ✓ Application Cover Page (form provided)
- ✓ Submission Requirements Checklist (this form)
- ✓ Narratives (prompts provided)
- ✓ Project timeline: a project schedule showing all major milestones (i.e., study, design, environmental, permitting, construction, etc.), including receipt of other funding sources
- ✓ Grant and Trust Funds Disclosure Form (form provided)

FINANCIAL:

- ✓ Budget Summary (form provided)
- ✓ Itemized budget of all project costs, including the proposed source for each cost
- ✓ At least two written quotes for project costs. If quotes cannot be secured, detailed cost estimates may be used if a thorough explanation of the estimates is included.
- ✓ Proof of secured funding (e.g., commitment letters or bank statements), if applicable

VISUAL:

- ✓ Map of the property location showing all features pertinent to the project, including current or future rapid transit stations
- ✓ Photos of the project site (not more than 4 views per site); include digital copies

OWNERSHIP/OPERATION (NON-CITY):

- ✓ Documentation of site control or written consent of the property owner to undertake the project, if the owner is not the applicant
- If the City has signed on as a co-applicant for community projects proposed on City land.
- Certificates of Good Standing from the [City](#) and the [State](#), if applicable
- 501(c)(3) certification, if operating as a non-profit
- Purchase and sale agreement or copy of current recorded deed, if applicable

COMMUNITY SUPPORT (RECOMMENDED):

- ✓ Letters of support from residents, community groups, other City boards, commissions, or departments, or from City, state, or federal officials

HISTORIC RESOURCES PROJECTS:

- ✓ Documentation that the project is listed on the State Register of Historic Places or a written determination from the Somerville Historic Preservation Commission that the resource is significant in the history, archeology, architecture, or culture of Somerville.
- ✓ Photos documenting the condition of the property
- Report or condition assessment by a qualified professional describing the current condition of the property, if available.

PLANS AND REPORTS (IF AVAILABLE; SUBMIT DIGITAL COPIES ONLY)

- Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests

- Applicable reports (e.g., 21E, historic structure report, appraisals, survey plans, feasibility studies).



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MAYOR



**CITY OF SOMERVILLE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE
FY17 FUNDING CYCLE
BUDGET SUMMARY**

PROJECT NAME: Replication of Original Stained Glass Window in 1894 Joseph K. James House_____

APPLICANT: Laura de la Torre Bueno_____

SUMMARY OF PROJECT COSTS						
<i>Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission.</i>						
	PROPOSED SOURCE	EXPENSES				TOTAL
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	
1	Somerville CPA	\$	\$1,450.00		\$3,060.00	\$4,510.00
2						
3						
4						
5						
6						
TOTAL PROJECT COSTS		\$	\$1,450.00	\$	\$3,060.00	\$4,510.00

*Soft costs include design, professional services, permitting fees, closing costs, legal, etc.
** Construction includes new construction, preservation, rehabilitation, restoration work, and/or accessibility related expenses

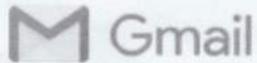
EXPLANATION OF FUNDING SOURCES			
<i>Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet</i>			
	SOURCE	SECURED? (YES/NO)	STATUS OF FUNDING SOURCE
1	Somerville CPA	No	Application submitted 9/9/16
2	Property Owner	Yes	Pre-tax retirement account
3			
4			
5			

SOMERVILLE CPA PROPOSAL FOR JOSEPH K. JAMES HOUSE STAINED GLASS REPLICATION

Itemized budget of Project Costs and Proposed Sources

Design of window on the basis of photographs of the original Proposed source: Somerville CPA grant	\$1,450.00
Fabrication of window Proposed source: Somerville CPA grant	\$1,450.00
Fabrication of window sash Proposed source: Somerville CPA grant	\$1,150.00
Installation of window into opening Proposed source: Somerville CPA grant	\$ 280.00
Painting/staining of sash to match existing woodwork Proposed source: Somerville CPA grant	\$ 180.00

	\$4,510.00



Laura de la Torre Bueno <laura.de.la.torre.bueno@gmail.com>

Stained glass window installation cost

3 messages

Laura de la Torre Bueno <laura.de.la.torre.bueno@gmail.com> Tue, Sep 6, 2016 at 3:43 PM
To: Julie Palmer <julie@charlie-allen.com>, Mark Philben <mark@charlie-allen.com>, Hayyim Feldman <hayyim@tikkun.org>

Hi Julie,

We appreciate that you at CAR are very busy with project details following the building inspector's incursions.

But we do want to remind you that you were hoping to get us the cost of installing the window by the end of last week. Our application for a city historic preservation grant is due at the end of this week, and all we need is a figure from you.

Many thanks,
Laura

Julie Palmer <julie@charlie-allen.com> Tue, Sep 6, 2016 at 4:46 PM
To: Laura de la Torre Bueno <laura.de.la.torre.bueno@gmail.com>
Cc: Mark Philben <mark@charlie-allen.com>, Hayyim Feldman <hayyim@tikkun.org>

Laura,
Sorry about that. Thank you for the reminder.

Window sash: \$ 1,150.00
Install: \$280.00
Painting: \$ 180.00.
Stained glass: Whatever Anderson is charging you.

Hope that helps.

Julie
[Quoted text hidden]

Laura de la Torre Bueno <laura.de.la.torre.bueno@gmail.com> Tue, Sep 6, 2016 at 9:38 PM
To: Julie Palmer <julie@charlie-allen.com>
Cc: Mark Philben <mark@charlie-allen.com>, Hayyim Feldman <hayyim@tikkun.org>

Thanks, Julie, that's what we needed. L.
[Quoted text hidden]

Jim Anderson



Stained Glass

ORIGINAL WORK

Date JUN 6.16
Cell Phone 6176235232 h
Work Phone
Fax

Client Laura + Hayyim BUSNO
Address 83 Belmont St
City Somerville State MA Zip 02143
Email
Contractor
Interior Designer
Architect
Other

Cell Phone
Cell Phone
Cell Phone
Cell Phone

Please note: JASG accepts no responsibility for work that remains unclaimed 60 days from completion date.

PROJECT DESCRIPTION:

Project Completion Date 8-10 wks
Dimensions: 16 x 93 + -

- Stained Glass Etched Glass Other Engraved Glass Drawing attached

**copy window as close as possible
contractor to provide exact sizes*

COSTING: Estimated Project Cost \$ 2800
Additional Costs \$
Installation (see below) \$ 100

Subtotal: \$ 2900

Drawing Deposit 1/3rd
(A non-refundable Drawing Deposit equal to one-third of the estimated project cost is due on acceptance of contract) \$ 1450

Drawing Acceptance 1/3rd \$

BALANCE DUE UPON COMPLETION 1/3rd \$ 1450

- INSTALLATION DELIVERY by Client by JASG

Billed at \$ 50 /hour/man \$ 100

ACCEPTED:

By Client: signature By JASG: signature

CPA GRANT APPLICATION FOR REPLICATION OF STAINED GLASS WINDOW IN JOSEPH K. JAMES HOUSE

Project Description

1. The project is located at the Joseph K. James House, 83 Belmont Street, described by Somerville's Preservation Planner as "among the most distinguished Queen Anne Style residences in the City." It was built in 1894 and is individually listed on the National and State Registers of Historic Places. Specifically, this project is the replication of an original stained glass window that was destroyed in a major fire in December 2014.
2. The project is needed in order to restore, then preserve, the integrity of an outstanding local example of late-nineteenth-century domestic architecture. Because it is visible from the street, the window will provide the public with aesthetic as well as historic interest.
3. Because the Somerville Historic Preservation Plan is still in development, the owner has to date been unable, despite previous efforts, to assure the integrity of the Joseph K. James House's exterior in perpetuity. The preservation restrictions that will be assigned as a condition of this CPA grant will safeguard its future integrity.

Measuring Success

1. The goals of the project are generally, preserving the historic appearance of the James House, and specifically, replicating the destroyed window as a portion of the fabric of the house.
2. The project's success will be measured by the continued presence of a window substantially identical to the one that was destroyed.

Financial

1. Attempts were made to persuade the owner's fire insurance carrier to pay for the replication of the window, but they were willing only to provide a lump sum for reconstruction of the whole building, plus covering code upgrades, which this is not. There are no known cost-saving measures that wouldn't entail failure to replicate the original window.
2. The requested amount was determined by adding the cost of the window's design + its fabrication + its installation.
3. There will be no annual funding requirements. Once the window is in place, it will be permanent.
4. If the project is not funded or only partially funded, the owner expects to use funds from her pretax retirement account to pay for it.

Project Management

1. The applicant is an individual, the homeowner. She has a degree in art history from Harvard University and is an amateur enthusiast of architecture and art.
2. The applicant has previously restored or replicated many historic details of the James House, including restoring wood gutters, adding appropriate mouldings around windows that previous owners had replaced, and replacing rotted porch columns with historically accurate replicas. In 1997, she won a Director's Award from the Somerville Historic Preservation Commission.

3. The general contractor for the entire project is Charlie Allen Restorations, a firm that specializes in preservation and has extensive experience using the Interior Secretary's Standards for Rehabilitation. Mark Philben is CAR's overall manager of this project; Nortoh Alexander is their site manager. The stained glass design is being drawn, and the necessary pieces acquired, by Jim Anderson of Jim Anderson Stained Glass, and workers in his studio will fabricate the piece. The work necessary to create and integrate a frame for the glass will be done by Jeremy Jackson of Jackson-Schillaci Fine Woodworking.
4. The contractor, glass-maker, and woodworker are all experienced, skilled professionals whose work is up to the highest standards. The owner has worked with Charlie Allen Restorations on multiple past projects and knows them to be particularly good estimators of feasibility, timeframe, and budget.
5. No potential barriers are known. All permits for the project are in place. The inspector has been at the project site numerous times and has voiced no concerns that would affect this window.
6. The only ongoing maintenance required will be periodic cleaning of the window. The homeowner will be responsible for that.
7. The only relevant permit would be the permit to rebuild the house, which is already in place.
8. The applicant has not received CPA funds previously.

Historic Resources Rehabilitation Projects

1. The project complies fully with the Secretary of the Interior's Standards. The building will continue to be used as a dwelling, its character preserved without conjectural features or changes of historical significance. The distinctive feature being preserved in this project is a unique stained-glass window. The new one will fully match the design of the original and will match it in color, texture, and materials as far as is possible with modern glass. (Note that in order to apply for the grant and to facilitate preservation in perpetuity, the owner canceled plans to add a small new design feature to the window.) The exact replication of the original window will be substantiated by photographs. No chemical treatments will be used. There are no known archaeological resources on the site. There will be no external additions nor alterations to the building.
2. The applicant will compare the glass-maker's drawings for the window with photographs of the original and will view and approve the specific pieces of glass to be used, all before the new window is fabricated. She will make the determination as to whether the replication is historically accurate.

Accessibility Requirements

1. This category is relevant only to the extent that the window will be visible to the general public from the street (or the driveway, which anyone wanting a closer look may enter without encumbrance).



GRANT AND TRUST FUNDS DISCLOSURE FORM
PURSUANT TO CITY OF SOMERVILLE CODE OR ORDINANCES SEC. 15

(copies of the Ordinance are available upon request)

Instructions: All applicants for grant and/or trust funds administered by the City must complete this form as part of its application submission to the City of Somerville. Complete all sections of this form.

Section 1

Legal Name of Applicant: Laura Emily de la Torre Bueno

Indicate whether the applicant had any grant, contract, or agreement with a federal, state or local agency terminated within the last three (3) years.

Check One:

- Yes** (If yes, please identify the grant, contract, or agreement including parties, term, and cause of termination on an additional page.)
- No**

Section 2

Applicants are required to disclose any circumstances constituting a conflict of interest or potential conflict of interest arising from or relating to the proposed grant or trust disbursement, whether real or apparent.

Conflict of Interest Prohibited. No employee, officer or agent of the grantee shall participate in any particular matter, including but not limited to, the selection, or in the award or administration of a contract, grant or subgrant, or employment agreement administered by way of funds received by the City of Somerville if a conflict of interest, real or apparent, would arise. Such a conflict would arise when:

- 1) an employee, officer or agent, or
- 2) any member of his or her immediate family, or
- 3) a business organization in which he or she is serving as officer, director, trustee, partner, or employee; or
- 4) any person or organization with whom he or she is negotiating or has any arrangement concerning prospective employment,

has a financial or other interest in the person or entity selected for an award, or a contract, grant, subgrant, or employment agreement of the grantee or the funds for which originate from or are awarded through the city.

Check One:

No Conflict Of Interest

Potential or Actual Conflict of Interest (If checked, disclose in detail all relevant facts, including names of individuals or organizations, relevant contract, grant, subgrant or employment agreement, and source of funding on an additional page.)

Section 3

Attach a copy of applicant’s policy addressing conflicts of interest that may arise involving management, employees and the members of its board of directors or other governing body. See the *City of Somerville Code of Ordinances Section 15-12(c)* for complete requirements. Should the policy be revised during the grant term, a copy of the revised policy must be submitted to the City within thirty (30) days of being revised.

Section 4

Identify all officers, employees, contractors, subgrantees or other persons providing any type of service in relation to the proposed grant activity, in the following format. Use additional page(s) as necessary.

Name (Individual or Entity)	Association	Service Provided	Value of Service (\$)	Amount of City Funds Supporting Service (\$)	Mark “X” if individual or entity has had any grant, contract, or agreement with a federal, state or local agency terminated within the last 3 years.*
Charlie Allen Renovations	General contractor	Fabricate and finish frame; install glass panel	\$1,610.00	\$1,610.00	
Jim Anderson Stained Glass	Stained glass artist	Design and fabricate replication of window	\$2,900.00	\$2,900.00	

*If yes, please identify the grant, contract, or agreement including parties, term, and cause of termination on an additional page.

Section 5

This form is hereby completed on behalf of the applicant named above. Through the undersigned individual, the applicant hereby certifies that the completed form is true and accurate. The applicant acknowledges that it has read, understands, and agrees to comply with, the requirements of *City of Somerville Code of Ordinances Section 15*.

During the term of any grant, grantees have a continuing obligation to submit an updated Disclosure Form to the City of Somerville immediately as to any circumstances which constitute a potential or actual conflict of interest.

Signature:

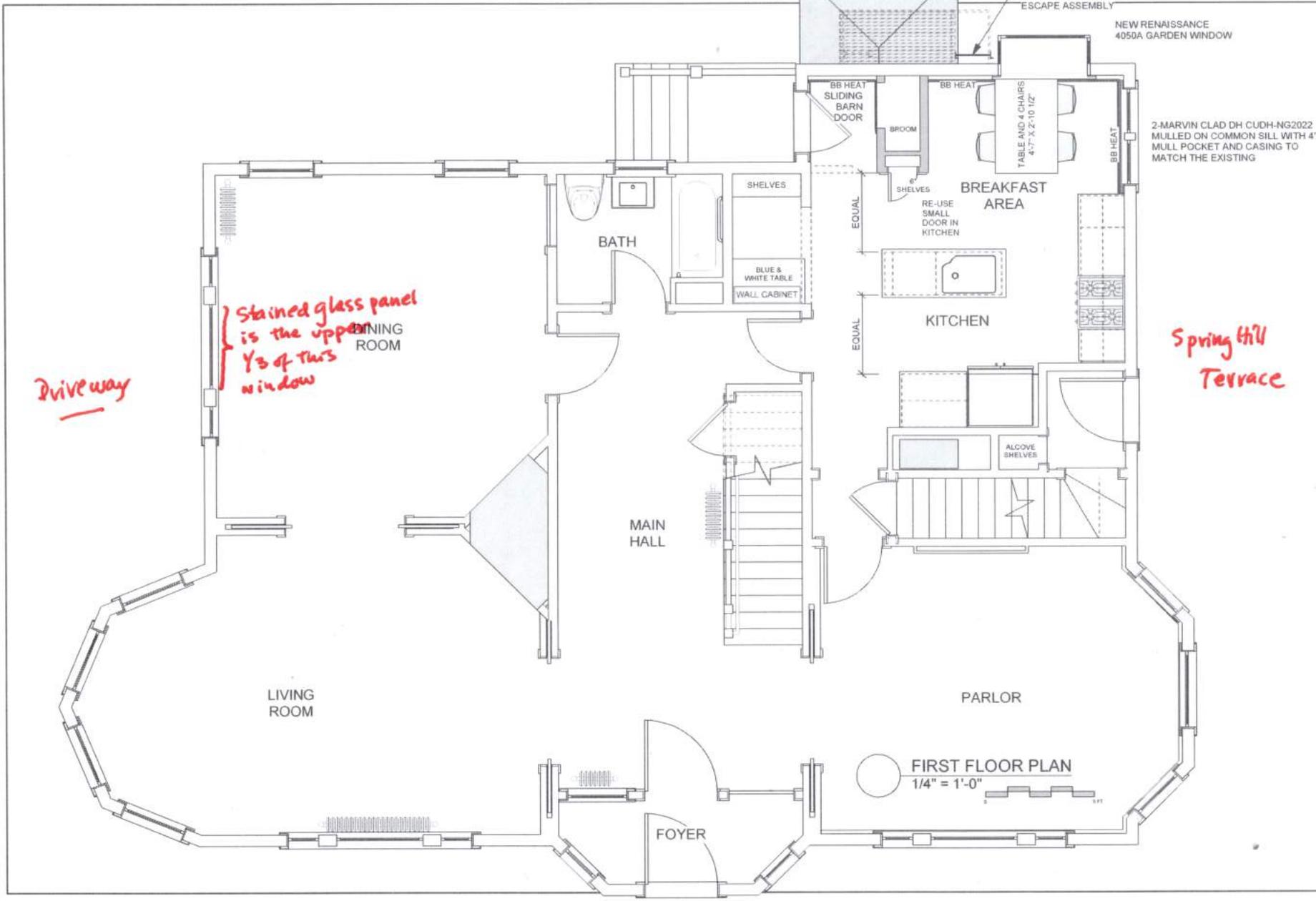
Print Name of Authorized Individual: Laura de la Torre Bueno

Title: Property owner

Date: September 9, 2016

CPA GRANT APPLICATION FOR REPLICATION OF STAINED GLASS WINDOW IN JOSEPH K. JAMES HOUSE
Project Timeline

- 6/6/2016 Initial discussion with stained glass artist, Jim Anderson. Artist provided with photos of window destroyed in fire and with remaining fragments of original glass.
- 8/25/16 Approval of preliminary drawing.
- 9/30/16 Review and approval of final drawing; approval of replacement glass samples.
- 11/1/16 Fabrication of wooden frame to hold window completed.
- 11/15/16 Delivery and installation of window.



SCALE: VARIES
 DRAWN BY: JSA
 DATE: 18 JULY 16
 REVISIONS:

FIRST FLOOR PLAN

ALTERATIONS TO THE
 BUENO-FELDMAN RESIDENCE
 83 BELMONT STREET
 SOMERVILLE, MA

Joseph S. Artley
 Architect
 72 Inman Street
 Cambridge, MA 02139
 (617) 354-8711
 www.artleyarchitecture.com

A01





STOP
NO PARKING
EXCEPT FOR
LOADING AND UNLOADING
PASSENGERS
OR MERCHANDISE
FROM OR TO
VEHICLES
OR FOR
DELIVERY
OR PICKUP
OF PASSENGERS
OR MERCHANDISE
FROM OR TO
VEHICLES
OR FOR
DELIVERY
OR PICKUP
OF PASSENGERS
OR MERCHANDISE
FROM OR TO
VEHICLES


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The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

April 14, 1998

Ms. Laura de la Torre Bueno
Mr. Hayyim Feldman
83 Belmont Street
Somerville, MA 02143

Dear Ms. Bueno and Mr. Feldman:

The Massachusetts Historical Commission is pleased to inform you that the Joseph K. James House, Somerville, Massachusetts, has been accepted by the National Park Service, Department of the Interior, for listing in the National Register of Historic Places. Enclosed is a certificate listing this property in the National Register of Historic Places.

For your information, an explanation of the National Register of Historic Places is enclosed. If you have any questions or wish further information, please do not hesitate to contact the Massachusetts Historical Commission.

We share with you a sense of pride that the Joseph K. James House has been listed.

Sincerely,

A handwritten signature in cursive script, appearing to read "William Francis Galvin".

William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission

A handwritten signature in cursive script, appearing to read "Judith B. McDonough".

Judith B. McDonough
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

cc: Somerville Historic Preservation Commission
Hon. Michael Capuano, Mayor, City of Somerville

Enclosures



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY
DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

HISTORIC PRESERVATION COMMISSION

August 15, 2016

Laura de la Torre Bueno
83 Belmont Street
Somerville, MA 02144

Re: Joseph K. Knightley House, 83 Belmont Street

Dear Ms. de la Torre Bueno,

We are extremely happy that you are in the process of renovating your house after the fire a few years ago. As you know, the Joseph K. Knightley House and carriage house are among the most distinguished Queen Anne style residences in the City. It is individually listed on the National Register of Historic Places and on the Massachusetts State Register.

I have been informed by your contractor, Mark Philben that you will be updating the metering systems for the building. Due to the style of the building and its unique form, it should be noted that all utilities should be located where they are not visible from the public right of way. Because your property is located on a corner, all sides of the house are considered visible. Therefore, *if at all possible*, the utilities should be located either interior to the building or permanently screened from view.

I look forward to hearing from you as you move forward with your plans for this important property over the coming year.

Regards,

Kristenna P. Chase
Preservation Planner

cc: Mark Philben, Contractor
George Proakis, Director of Planning



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

www.somervillema.gov



Mayor Michael E. Capuano
and
The Somerville Historic Preservation Commission
cordially invite you to the

Somerville Preservation Awards Ceremony 1997

May 13 at 7 p.m.
Somerville Museum
1 Westwood Road

Award Winners

Matthew Cogliano & Laura McFadden, 49 Vinal Avenue

Melvin Fraiman, The Somerville Theatre

Gertrude and William Lowry, 15 Campbell Park

Maria Palhinha, 46 Bow Street

The Somerville Community Corporation, 33 Bow Street

Meredith & Michael Whitten, 13 Fairmount Avenue

Director's Award - Honorable Mention

Laura de la Torre Bueno, 83 Belmont Street

Nicholas Buonopane, Michael Shulman, & OHCD, 285 Beacon Street

CASCAP, 181 Broadway

Charles Darling & Blair Galinsky, 30 Howard Street

Martha Friend & Edwin Smith, 135 Highland Avenue

The drawings to be presented to the Award recipients were created by Somerville High School Drafting students, Matt Brunet, Michael Cabral, Estella Cardoso, Brian Cohn, Chris Ford, Susan Greenblatt, Erick Jaurez, Peter Jehlen, Michael Khoury, and Chris Murphy, under the direction of their teacher, Phil Bassett.

Borrower Laura E Delatorre-Bueno

Property Address 83 Belmont Street

City Somerville County Middlesex State MA Zip Code 02143-1511

Lender/Client Sovereign Bank Address One Sovereign Way, East Providence, RI 02915

3 2 2 4 0 7 0 1 6

2/16

QUITCLAIM DEED

WE, ROBERT A. WIERCINSKI and SUSAN AHERN-WIERCINSKI (formerly known as SUSAN M. AHERN), husband and wife, as tenants by the entirety

25.00

of Somerville, Middlesex County, Massachusetts

being married, for consideration paid Three Hundred Fifty Thousand Dollars (\$350,000.00)

432

grant to LAURA DE LA TORRE BUENO

of Haddam, Connecticut

with QUITCLAIM COVENANTS

MSD 09/18/92 11:23:55

Loc: 83 Belmont St. Somerville

the land, with the buildings thereon, situated in Somerville, Middlesex County, Massachusetts, being the Lots numbered 32 and 33 on a Plan of Land belonging to James D. Prindle, made by Charles D. Elliot, dated June 2, 1890 and recorded in Middlesex South District Deeds in Plan Book 64, Plan #32, and bounded and described as follows:

NORTHWESTERLY by Belmont Street, one hundred two (102) feet;

NORTHEASTERLY by Lot #31, as shown on said plan eighty (80) feet;

SOUTHEASTERLY by land of owners unknown, as shown on said plan, one hundred two and 16/100 (102.16) feet;

SOUTHWESTERLY by land of owners unknown, as shown on said plan, eighty (80) feet.

Containing 8,166 square feet of land more or less.

798.00 ***

Subject to and with the benefit of restrictions and easements of record so far as in force and applicable.

For our title see Deed from Robert A. Wiercinski and Susan M. Ahern-Wiercinski (formerly known as Susan M. Ahern) dated September 26, 1985 and recorded with the Middlesex South District Registry of Deeds in Book 16465, Page 017.

*** MASS. EXCISE TAX: 798.00 ***

WITNESS OUR HANDS AND SEALS THIS 18th DAY OF SEPTEMBER, 1992.

Robert A. Wiercinski
ROBERT A. WIERCINSKI

Susan Ahern-Wiercinski
SUSAN AHERN-WIERCINSKI

Borrower Laura E Delatorre-Bueno
Property Address 83 Belmont Street
City Somerville County Middlesex State MA Zip Code 02143-1511
Lender/Client Sovereign Bank Address One Sovereign Way, East Providence, RI 02915

3 2 2 4 0 7 0 1 7

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

September 18, 1992

Then personally appeared the above-named Robert A. Wiercinski and Susan Ahern-Wiercinski and acknowledged the foregoing instrument to be their free act and deed, before me,


NOTARY PUBLIC

My Commission Expires:

11/18/98



